

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>01-390</u>	<u>THE NEW SEAHORSE RESTAURANT & LOUNGE, INC.</u>
<u>04-457</u>	<u>JAY D. SCHWARTZ, TRUSTEE & MILTON NUSSBAUM FAMILY, LTD. PART.</u>
<u>05-080</u>	<u>BERNICE CLARK</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/6/05 TO THIS DATE:

HEARING NO. 05-9-CZ8-2 (04-457)

23-53-40
Council Area 8
Comm. Dist. 12

APPLICANTS: JAY D. SCHWARTZ, TRUSTEE & MILTON NUSSBAUM FAMILY, LTD. PART.

- (1) Applicant is requesting to permit 12 new and/or used automobile and truck sales facilities located on a non-major access road (including major roadways of 3 or more lanes required).
- (2) Applicant is requesting to permit 96 parking spaces (181 spaces required).
- (3) Applicant is requesting to permit a landscaped open space of 10.38% (20% required).
- (4) Applicant is requesting to permit 31 lot trees (59 required).
- (5) Applicant is requesting to permit 35 street trees (51 required).
- (6) Applicant is requesting to permit seven two-way access ways along the street frontage of N.W. 55 Street and eight two-way access ways along the street frontage of N.W. 54 Street (6 permitted along each street frontage) and to permit four two-way access ways along the street frontage of N.W. 74 Avenue (3 permitted along the street frontage).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) and approval of requests #1 through #6 (inclusive) may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Jay D. Schwartz," as prepared by Kimley-Horn and Associates, Inc., consisting of 2 sheets and plans by Delta Surveyors, Inc., consisting of 2 sheets dated received 5/25/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 through 24 (inclusive) and Lots 25 through 48 (inclusive), Block 2, PROSPECT TERRACE, Plat book 24, Page 37.

LOCATION: 7400-7478 N.W. 55 Street & 7401-7431 N.W. 54 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.9 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

APPLICANT: THE NEW SEAHORSE RESTAURANT & LOUNGE, INC.

- (1) SPECIAL EXCEPTION to permit a nightclub.
- (2) SPECIAL EXCEPTION of Spacing Requirements to permit the proposed nightclub spaced less than the required 2500' from a school and religious facilities & spaced less than 1500' from an existing alcoholic beverage use and spaced less than 500' from a residential zone.
- (3) UNUSUAL USE to permit outdoor dining and table service in connection with an existing restaurant and proposed nightclub.
- (4) Applicant is requesting to permit outdoor bar and entertainment areas, including stage and dance floor (all uses required to be conducted within an enclosed building).
- (5) Applicant is requesting to permit 18 parking spaces (42 required).
- (6) Applicant is requesting to permit 3 street trees (9 required).
- (7) Applicant is requesting to permit a lawn area of 22% (20% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request # 5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and approval of requests # 4 through #7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Sea Horse," as prepared by Joseph Valencia, Architect consisting of 5 pages: Landscape plan dated stamped received 7/11/05, outdoor seating plan dated stamped received 12/27/04, existing floor plan dated stamped received 5/2/02, existing elevation and landscape schedule dated stamped received 11/7/01 and a liquor survey prepared by Florida International Land Surveyors, Inc. dated 11/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, SUBDIVISION 36TH AVENUE INDUSTRIAL PLAZA, Plat book 67, Page 96.

LOCATION: 3590 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.37 Acre

PRESENT ZONING: BU-2 (Business – Special)

APPLICANT: BERNICE CLARKE

- (1) Applicant is requesting to permit an addition to a single-family residence setback 13.38' (25' required) from the rear (north) property line and setback 5.56' (6' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit the single-family residence setback 5.56' (6' required) from the interior side (west) property line and setback 23.84' (25' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Home Addition for Mr. & Mrs. Errol Clarke," as prepared by C. Coombs, consisting of 3 sheets and dated 7/7/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 17, Block 16, WEST MIAMI SHORES, SECTION "D", Plat book 46, Page 53.

LOCATION: 295 N.W. 108 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)